

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

REGULAR MEETING ACTION MINUTES

AUGUST 10, 2017

MEMBERS PRESENT:

Mike Graves	Chair
Davlyn Jones	Commissioner
Martha O’Connell	Commissioner
Huy Tran	Commissioner (6:29pm)
Andrea Wheeler	Commissioner
Alex Shoor	Vice Chair (5:57pm)
Michael Fitzgerald	Commissioner (5:54pm)
Nhi Nguyen	Commissioner
Julie Quinn	Commissioner
Ruben Navarro	Commissioner
Lee Thompson	Commissioner

MEMBERS ABSENT: Melissa Medina Commissioner (excused)

STAFF:

Dave Bopf	Housing Department
Ray Bramson	Housing Department
Robert Lopez	Housing Department
Adam Marcus	Housing Department
Patrick Heisinger	Housing Department
Amy Chan	Housing Department
Helen Chapman	Councilmember Jimenez’s Office

(I) Call to Order/Orders of the Day— Chair Graves opened the meeting at 5:47pm.

(II) Introductions—Commissioners, staff, and audience introduced themselves.

(III) Consent Calendar

A. Approve the Minutes for the Regular Meeting of June 8, 2017

Commissioner Jones made the motion to approve the action minutes for the June, 2017 regular meeting with a second by Commissioner Wheeler. The motion passed unanimously (9-0).

(IV) Reports and Information Only

A. Chair – (Heard at 8:46pm after Public Comment) - None

B. Director’s Report – (Heard at 6:46pm after Public Comment) – Mr. Bramson reported that new homeless initiatives would be heard at the August 29th Council Meeting. Mr. Bramson also updated the Commission on Evans Lane activities as well as food and goods distribution at public parks.

C. Council Liaison – Ms. Chapman reported that Councilmember Jimenez would be having a Bridge Housing public meeting on 9/21.

DRAFT

(V) Old Business - None

(VI) New Business

A. Potential Modifications to the Affordable Housing Impact Fee and Inclusionary Housing Programs (P. Heisinger, Housing Department)

ACTION: Provide recommendations to staff regarding the following potential changes to the Affordable Housing Impact Fee and Inclusionary Housing Programs:

- 1. Amendments to the Affordable Housing Impact Fee Resolution -**
 - a. To adjust the definition of “dwelling unit” to clarify the distinguishing characteristics of a unit subject to the Affordable Housing Impact Fee; and**
 - b. To allow developers of certain qualifying projects with affordable rental apartments to apply for a different method of calculating their required Affordable Housing Impact Fee.**
- 2. Expansion of the Inclusionary Housing Program by adoption of a new ordinance to address projects with 3-19 units.**

Commissioner Wheeler made the motion to recommend to staff the approval of the Potential Modifications to the Affordable Housing Impact Fee and Inclusionary Housing Programs with a second by Commissioner Jones. The motion passed unanimously (11-0).

B. Mobilehome Opt-In/Stay in Business Community Outreach Plan (A. Marcus, Housing Department)

ACTION: Accept the report and provide feedback to staff on the Draft Mobilehome Opt-In/Stay-In-Business Community Outreach Plan (Attachment)

Commissioner O’Connell announced that she would be recusing herself from discussion and voting on Item (VI-B) based on a letter from the California Fair Political Practices Commission (FPPC) without prejudice to any future commissioner who lives in a mobilehome.

Commissioner Tran made the motion to accept the report, inform commissioners of when the outreach meetings will occur, to double the number of large outreach meetings, and to outreach to all mobilehome parks. Commissioner Wheeler seconded the motion and made a friendly amendment to include that a mailer should be sent to all residents in three languages (English, Spanish, and Vietnamese). The friendly amendment was accepted by Commissioner Tran. The motion passed 9-0-1 with Commissioner Shoor abstaining and Commissioner O’Connell recusing herself from the discussion and vote.

Commissioner Wheeler made the motion to amend the outreach plan to allow every attendee to be given the opportunity to speak at the public outreach meetings with a second by Commissioner Navarro. The motion passed 9-0-1 with Commissioner Shoor abstaining and Commissioner O’Connell recusing herself from the discussion and vote.

DRAFT

Commissioner Wheeler made the motion to reconsider the report with a second by Commissioner Shoor. The motion failed 4-5-1 with Commissioner Shoor abstaining and Commissioner O'Connell recusing herself from the discussion and vote.

Yes: Quinn, Nguyen, Navarro, Wheeler

No: Thompson, Jones, Graves, Fitzgerald, Tran

Abstain: Shoor

Recused: O'Connell

C. Annual Homeless Report (R. Bramson, Housing Department) (Heard at 8:59pm after reports)

ACTION: Accept the report on the 2017 Homeless Census and Survey and discuss the implications of the results.

Commissioner Tran made the motion to recommend to staff the approval of the Potential Modifications to the accept the report on the 2017 Homeless Census and Survey and discuss the implications of the results with a second by Commissioner Jones. The motion passed unanimously (11-0).

D. Housing Commission Retreat (R. Bramson, Housing Department)

Mr. Bramson commented that the retreat will occur on Saturday, September 9, 2017 and that staff is working to secure a location.

(VII) Public Comment (heard at 8:43pm after Item VI-B)

Ms. Martha O'Connell commented that Housing Department staff did not give the Housing & Community Development Commission accurate information concerning Opt In. Ms. O'Connell also commented that she was able to obtain the mobilehome opt-in analysis and information, which includes the 1st – 3rd drafts, through a public records request act.

Mr. Saul Srour commented that he had to pursue Housing Department staff to get the notes from the last "secret" Opt-in meeting and that staff deceived the Commissioners by saying that there were no dollar numbers discussed at the meeting, which according to the notes, numbers were put forth by mobilehome park owners.

Mr. Sherman Adams commented that the public and commission should have numbers before people make decisions.

(VIII) Meeting Schedule

The next regular meeting will be on Thursday, September 14, 2017 at 5:45PM, in the San Jose City Hall Wing Rooms 118-120.

(IX) Adjournment

Chair Graves adjourned the meeting at 9:21pm.